



City of Westminster Cabinet Member Report

Decision Maker: Cabinet Member for Business and Planning

Date: 14 April 2020

Classification: For General Release

Title: Westminster Community Infrastructure Levy (CIL) – Project Allocations (Q1)

Wards Affected: All

Financial Summary: **This report seeks to allocate funding of £0.272m from Westminster’s Neighbourhood CIL Portion to support growth in Westminster following receipt of monies from development. CIL governance and spending procedures continue to be developed and implemented using existing resources.**

Report of: Executive Director of Policy, Performance and Communications

1. Executive Summary

- 1.1 Westminster's Community Infrastructure Levy (CIL) is a charge applied to development to help fund strategic and neighbourhood infrastructure that is required to support the development of Westminster. Westminster's CIL was formally introduced on 1st May 2016 and since then a total of £73.104m has been received to 29th February 2020.
- 1.2 CIL has encouraged proposals to be put forward to deliver projects that, as well as dealing with demands placed on infrastructure to support new development, can also deliver wider benefits to the local community. The Cabinet CIL Committee has previously agreed funding allocations of £41.777m for infrastructure projects: £41.046m from the council's 'strategic' CIL portion, and £0.731m from the CIL neighbourhood portion.
- 1.3 The purpose of this report is for the Cabinet Member for Business and Planning to approve the next round of funding allocations from CIL following consultation with the members of the Cabinet CIL Committee. This report contains recommendations for allocations from the Neighbourhood CIL portion, following successful implementation of the governance arrangements for this aspect of CIL approved by the Cabinet CIL Committee in December 2018.

2. Recommendations

- 2.1 The Cabinet Member for Business and Planning is asked to:
 1. Approve the allocation of £0.272m from Westminster's Neighbourhood CIL Portion. This covers the provisional allocation of funding for the projects set out in Appendix C, as follows:
 - (i) Bishop's Bridge Public Realm Action Plan
 - (ii) Norfolk Square Gardens Showcase Garden
 - (iii) Star Street Green Space Improvements
 - (iv) Edgware Road Insights Study
 - (v) Central Island Improvements for Elgin Avenue
 - (vi) Charing Cross Road Area Public Realm
 2. Note the recommendations on further project proposals for Westminster's Neighbourhood CIL Portion, as submitted by local communities.

3. Reasons for Decision

- 3.1 In order to ensure robust and effective expenditure and reporting in line with the Community Infrastructure Levy Regulations 2010 (as amended) and in accordance with the council's strategic priorities, CIL spending policy statement and its framework for resource allocation and management.

4. Background

- 4.1 The Community Infrastructure Levy (CIL) is a charge that local authorities can impose on new development to help raise funds to deliver infrastructure that is required to support the development and growth of their area. Westminster's CIL came in to force on the 1st May 2016 and applies to liable developments that were granted planning permission on or after this date. CIL is payable when works to implement the development commence. As of the 30th November 2019 the council had received a total of £73.104m of Westminster CIL.
- 4.2 On the 20th February 2017 Cabinet approved the governance arrangements for administering the Westminster Community Infrastructure Levy (CIL) and some of the remaining 'pooled' resources secured through section 106 (s106) agreements.
- 4.3 The Cabinet CIL Committee held its inaugural meeting on the 2nd November 2017. The committee approved the CIL Policy Spending Statement and considered projects that were put forward for funding from the strategic CIL 'City Portion' and s106 resources.
- 4.4 To date the committee has agreed to allocate £41.046m of CIL funding to projects, as detailed in the council's decision statements of 3rd November 2017, 28th March 2018, 26th July 2018, 31st August 2018, 12th December 2018, 3rd July 2019, 19th October 2019 and 21st January 2020. These are summarised in Appendix A.
- 4.5 The CIL Regulations require apportionment of CIL receipts between:
- the City CIL Strategic Portion (70-80%) – spent by the Council according to its strategic infrastructure priorities;
 - a Neighbourhood Portion of receipts from development in each neighbourhood (15-25%) – spent by the Council in agreement with the neighbourhood communities concerned (other than in Queen's Park, where the portion is paid to, and spent by, the Community Council);
 - a CIL Administrative Portion (5%) – spent by the Council on the administrative costs of CIL collection and administration.
- 4.6 The purpose of this report is for the Cabinet Member to approve these allocations of funding for community projects from the Neighbourhood Portion of Westminster's CIL following consultation with members of the Cabinet CIL Committee. Following the governance arrangements approved by the committee in December 2018, the council set up an application process to allow community organisations to put forward projects with local support for funding from CIL. The Cabinet Member is asked to consider and approve recommendations for funding projects put forward by local communities from the Neighbourhood Portion of Westminster's CIL, the details of which are set out in this report.

5. The City CIL Strategic Portion

5.1 Overview of Westminster CIL receipts

5.1.1 The following summary provides a breakdown of Westminster CIL receipts for the City CIL strategic portion, the neighbourhood portion and the administration portion for each financial year from 1st May 2016:

Period	City CIL Strategic Portion	Neighbourhood Portion	Administration
01/05/2016 – 31/03/2017	£2.060m	£0.376m	£0.128m
01/04/2017 – 31/03/2018	£11.311m	£1.806m	£0.690m
01/04/2018 – 31/03/2019	£21.848m	£3.040m	£1.310m
01/04/2019 – 29/02/2020	£24.699m	£4.285m	£1.550m
Total	£59.918m	£9.507m	£3.679m

5.2 Westminster Strategic CIL allocations

5.2.1 The committee has agreed to allocate funding of £41.046m to projects to date from the City CIL Strategic Portion. These allocations have been apportioned to the indicative “funding pots” agreed by Cabinet by infrastructure types shown in the table below.

Infrastructure Type	Indicative percentage allocation of Westminster’s CIL - the ‘City CIL Strategic Portion’	Total Allocated
Public realm / Transport	50%	£23.186m
Health / Community Services	10%	£2.488m
Education	5%	£1.767m
Parks / Sport and Leisure	5%	£2.751m
Utilities / Waste	10%	£4.377m
Other Priorities / Contingency	20%	£6.478m
Total	-	£41.046m

5.2.2 It is worth noting that Cabinet acknowledged that the above “pot” allocations are indicative, and that the council reserves its right to depart from them if that proves necessary (because there is a major project requiring funding in a particular year, for example). These are broad allocations and in practice there are likely to be overlaps between them.

5.2.3 Following these allocations, the remaining balance of CIL monies received to 29th February 2020 meant that funding of £18.873m will be available for allocation to projects, as outlined in the table below and in Appendix A. The

balance from the total receipts outlined above will be allocated in future funding rounds, including any further CIL monies received.

Infrastructure Type	Indicative percentage allocation of Westminster's CIL - the 'City CIL Strategic Portion'	Available Funding
Public realm / Transport	50%	£6.773m
Health / Community Services	10%	£3.504m
Education	5%	£1.229m
Parks / Sport and Leisure	5%	£0.245m
Utilities / Waste	10%	£1.615m
Other Priorities / Contingency	20%	£5.506m
Total	-	£18.873m

5.3 Future CIL income

5.3.1 Between 1st May 2016 and 29th February 2020, liability notices for a potential value of £197.285m have been issued. These notices are raised following the grant of planning permission and set out what the liable charge would be should work on the development start. The realisation of the remainder of these monies is therefore totally dependent on a developer implementing their planning permission. In Westminster it is common to have multiple planning permissions on a site or for a permission not to be implemented. This figure, while informative, should not therefore be treated as guaranteed future income.

5.3.2 Between 1st May 2016 and 29th February 2020, demand notices totalling £101.573m have been issued, with a total of £73.104m collected. Where a demand notice has been issued, this means that development has commenced and that CIL is now due for payment. The council's CIL instalment policy allows developers fixed timescales at 90, 180 and 360 days (post-commencement) to pay the amount due. The number of instalments available is dependent on the total amount of CIL due, with higher CIL charges allowing for more time to pay. This means that a further £28.469m is due to be collected over the next year on developments that have already commenced. Further demand notices may also be issued if other developments commence and therefore further CIL income could be received over this period.

6. **Westminster's CIL - the neighbourhood portion**

6.1 Overview of Neighbourhood CIL

6.1.1 Cabinet agreed that the Senior Officer Working Group should oversee the engagement and allocation processes for the neighbourhood portion of CIL

and make recommendations to the Cabinet CIL Committee about the allocation of Neighbourhood CIL.

6.1.2 There are 21 neighbourhood areas throughout Westminster, yet not all of the city's land area is designated, with the bulk of Vincent Square and St. James's wards remaining undesignated. A full list of the ring-fenced neighbourhood portion of CIL is included at Appendix B and is broken down by neighbourhood area. As set out in legislation this is set at 15% of CIL receipts in a neighbourhood area capped at £100 per council tax paying dwelling, per annum. Where a neighbourhood area has an adopted neighbourhood plan, the percentage allocated to the neighbourhood rises to 25% uncapped. Local communities in the undesignated areas of the city are still entitled to a say over the neighbourhood portion of CIL in this area.

6.1.3 The total monies assigned to the neighbourhood portion of CIL is £9.507m to 29th February 2020.

6.2 Neighbourhood CIL governance and allocations

6.2.1 The Cabinet CIL Committee agreed the governance arrangements for assessing applications from neighbourhood forums and other community organisations in December 2018. In order to assist local communities with submitting project proposals, the Cabinet CIL Committee will now consider applications for the neighbourhood portion of CIL on a quarterly basis, in line with the strategic CIL portion.

6.2.2 The committee has previously agreed to allocate £0.731m of neighbourhood CIL to local projects in October 2019 as detailed in the decision statement of 10th October 2019.

6.3 Summary of Bids from Westminster's Communities for Allocation of Funding from Westminster's CIL Neighbourhood Portion

6.3.1 Applications for this round were accepted until 28th February 2020 and work has been undertaken between officers and community groups to discuss the process and potential projects. All submitted applications were assessed against the agreed criteria in legislation and the council's CIL Spending Policy Statement.

6.3.2 The table below shows the total neighbourhood CIL received, allocated and available for each neighbourhood area as of 29th February 2020.

Neighbourhood Area	Neighbourhood CIL Received	Neighbourhood CIL Allocated	Neighbourhood CIL Available
Queen's Park*	£0.002m	N/A	£0.002m
Notting Hill East	£0.012m	£0.010m	£0.002m
Bayswater	£0.189m	£0.000m	£0.189m

Neighbourhood Area	Neighbourhood CIL Received	Neighbourhood CIL Allocated	Neighbourhood CIL Available
Little Venice and Maida Vale	£1.598m	£0.000m	£1.598m
Belgravia	£0.433m	£0.029m	£0.404m
Church Street	£0.216m	£0.000m	£0.216m
Churchill Gardens Estate	£0.000m	£0.000m	£0.000m
Ebury Bridge	£0.000m	£0.000m	£0.000m
Fitzrovia West	£0.297m	£0.152m	£0.145m
Hyde Park and Paddington	£0.911m	£0.275m	£0.636m
Knightsbridge	£0.068m	£0.020m	£0.048m
Maida Hill	£0.004m	£0.000m	£0.004m
Marylebone	£1.507m	£0.100m	£1.407m
Mayfair	£0.888m	£0.000m	£0.888m
Pimlico	£0.004m	£0.000m	£0.004m
Soho	£0.351m	£0.000m	£0.351m
South East Bayswater	£0.538m	£0.000m	£0.538m
St James's	£0.033m	£0.000m	£0.033m
St John's Wood	£0.294m	£0.000m	£0.294m
Victoria	£0.218m	£0.000m	£0.218m
Westbourne	£0.182m	£0.000m	£0.182m
Outside Neighbourhood areas	£1.761m	£0.145m	£1.616m
Total	£9.507m	£0.731m	£8.776m

* Queen's Park neighbourhood CIL will be transferred directly to Queen's Park Community Council as a designated parish council for CIL purposes, in line with legislation.

6.3.3 A total of 11 applications for neighbourhood CIL were received from various neighbourhood forums, community organisations and Business Improvement Districts (BIDs) for this round. Of these, six are recommended for approval, four are recommended for deferral pending further investigation by officers, and one is recommended for refusal. The table below illustrates the value of bids for those projects recommended for approval compared against the available funding and the resulting balance.

Neighbourhood Area	Indicative Available Funding from the CIL Neighbourhood Portion	Value of Bids	Balance
Hyde Park and Paddington	£0.636m	£0.147m	£0.489m
Little Venice and Maida Vale	£1.597m	£0.030m	£1.567m
Marylebone	£1.407m	£0.020m	£1.387m
Outside Neighbourhood areas	£1.616m	£0.075m	£1.541m

- 6.4 Commentary on Neighbourhood CIL proposals recommended for approval
- 6.4.1 A written summary of each of the project bids for funding from the CIL Neighbourhood Portion is also given below. This, together with the information provided at Appendix C, is provided to help the Committee's consideration of the proposals.
- 6.4.2 *Bishops Bridge Road Public Realm Action Plan.* A Neighbourhood CIL allocation of £0.050m is sought by the Hyde Park and Paddington Neighbourhood Forum to enable the creation of a costed plan of public realm and highway interventions on Bishop's Bridge Road, between Eastbourne Terrace and Harrow Road. The proposal supports development in the Paddington Opportunity Area (in line with the emerging City Plan 2019-40) and aligns with the emerging Paddington Place Plan, as well as the Westminster Walking Strategy. There is also alignment with our Infrastructure Delivery Plan (2019) in terms of support for infrastructure which encourages walking in the city. There is support from the local community and ward councillors for the proposal.
- 6.4.3 *Norfolk Square Gardens Showcase Garden.* A Neighbourhood CIL allocation of £0.020m is sought from the Hyde Park and Paddington Neighbourhood Forum. The project will improve the Square's appearance by creating a showpiece garden with additional features such as topiary. There is alignment with City Plan objectives and the draft Infrastructure Delivery Plan (2019) which supports enhancements to Westminster's green infrastructure. The Hyde Park BID will take responsibility for the ongoing maintenance costs of this project once it has been delivered. The proposal is supported locally, including by ward councillors.
- 6.4.4 *Star Street Green Space Improvements.* Hyde Park and Paddington Neighbourhood Forum seek £0.057m to deliver improvements to a section of open space on Star Street W2, on the north side. This proposal would support the council's City for All commitment to deliver a Greener and Cleaner city and aligns with the Greener City Action Plan. There is also alignment with the draft Infrastructure Delivery Plan (2019) which supports the provision and enhancement of open and green space. The proposal is supported locally, including by ward councillors.

- 6.4.5 *Edgware Road Insights Study*. The proposed study will provide the evidence base to support a joined-up approach to town centre policies for the emerging Marylebone and Hyde Park and Paddington Neighbourhood Plans and will provide an action plan for Marble Arch BID to take forward. The aim is to enable consistent and well-evidenced town centre policy, which is consistent with City Plan aims. This is a joint funding application for a total of £0.040m split equally between each of the Neighbourhood Forums – this shows a collaborative and joined up approach locally. There is good local support for the proposal, including from ward councillors.
- 6.4.6 *Central Island Improvements for Elgin Avenue*. This proposal from Paddington Waterways and Maida Vale Society relates to sections of Elgin Avenue from Maida Vale to Lanark Road, and from Randolph Avenue to Shirland Road. A total of £0.030m of Neighbourhood CIL funding is sought to commission a feasibility study for the installation of a raised central island at the site. There is alignment with the draft City Plan. The proposal is supported locally, including by ward councillors.
- 6.4.7 *Charing Cross Road Area Public Realm*. A Neighbourhood CIL allocation of £0.075m from the ‘outside neighbourhood areas’ portion is sought from the Heart of London BID. The aim of the project is to create new pedestrian priority spaces, widened footways, safer cycling routes and safer junctions across this world-renowned part of the West End. It aligns with the draft City Plan as well as the WEP vision, Greener City Action Plan and Westminster Local Implementation Plan. Although only at concept design stage, this project could deliver significant positive impacts for the local area and supports the council’s priority agenda around active travel, sustainable transport modes and action on air quality, and is supported by ward councillors.
- 6.5 Commentary on Neighbourhood CIL proposals recommended for deferral
- 6.5.1 *London Street to Connaught Village Walking Route*. Hyde Park and Paddington Neighbourhood Forum seek £0.050m to undertake a detailed design review of one of the area’s walking routes. The route runs from the Praed Street junction of London Street, south across Sussex Gardens into Sussex Place and along Strathearn Place and Hyde Park Square to the Connaught Village retail area. The aim is to identify and cost the public realm improvements required to encourage use of this walking route. There is alignment with Westminster’s Walking Strategy and support for the council’s sustainable transport objectives in the draft City Plan. It is recommended that this proposal is deferred for six months until after the Hyde Park Study findings are known. Suggested implementation period at this time would be June to December 2020.
- 6.5.2 *Sale Place to Connaught Village Walking Route*. Hyde Park and Paddington Neighbourhood Forum seek £0.050m to undertake a detailed design review of the walking route from the Praed Street junction of Sale Place, south across Sussex Gardens into Norfolk Crescent and Porchester Place to the Connaught Village retail shops area. The study would identify and cost the

public realm improvements required. There is alignment with the council's Walking Strategy and both the current and emerging City Plans, along with the draft Infrastructure Delivery Plan (2019) by supporting walking in the city. However, like the similar scheme for the route from London Street to Connaught Village, it is recommended that the proposal is deferred for six months until after the Hyde Park Study findings are known.

6.5.3 *Blomfield Road Public Realm*. This proposal relates to the area around the junction with Westbourne Terrace Road. Paddington Waterways and the Maida Vale Society are seeking funding from Neighbourhood CIL to enable the widening of the southern footways at this junction, to provide the minimum allowed width for one traffic lane on the existing one-way Blomfield Road. This aligns with Westminster's Walking Strategy and 'pedestrian priority' approach to support greater sustainable transport through the draft City Plan, as well as the draft Infrastructure Delivery Plan (2019). However, with an implementation date and amount of funding sought yet to be confirmed, it is recommended this proposal is deferred and is reviewed if and when these details are made available.

6.5.4 *Ebury Street and Lower Belgrave Street Public Realm*. The Belgravia Neighbourhood Forum is seeking £0.045m from the Neighbourhood CIL to undertake a design stage review of the existing Ebury Street & Lower Belgrave Street junction. This is currently a very cluttered and confusing road space which is dominated by vehicular infrastructure. The aim is to identify and cost the public realm improvements required, which will then be undertaken using the strategic CIL. There is alignment with the Greener City Action Plan, the draft Infrastructure Delivery Plan (2019) and the council's wider air quality and climate agenda, in view of rethinking vehicular priority. However, it is recommended that the proposal is deferred as it requires strategic CIL match.

6.6 Commentary on Neighbourhood CIL proposals recommended for refusal

6.6.1 *South Wharf Road Pedestrian Refuge*. This proposal is to install a pedestrian refuge in the centre of South Wharf Road to improve the usability of the junction for pedestrians. A total of £0.035m is sought by the Hyde Park and Paddington Neighbourhood Forum. Although the aims of this proposal align with objectives of Westminster's Walking Strategy and draft City Plan, the officer recommendation is that funding for this proposal is not approved as any works at this location would need to be planned in full consideration of the findings of the upcoming Hyde Park Study. Officers will work with the neighbourhood forum to ascertain whether a revised application could be brought forward following this.

7. **Financial Implications**

7.1 CIL is intended to support the strategic infrastructure that is required to support the development of the local area and there is greater flexibility in how it might be applied than there is with s106 funding. Decisions about CIL are

transparent and linked with the council's strategic priorities including those on the Council's Capital Programme.

- 7.2 The council is in receipt of £73.104m from CIL since it was launched in May 2016 of which, £59.918m is allocated to City CIL Strategic Portion, £9.507m to Neighbourhood Portion and £3.679m to offset the cost of CIL administration.
- 7.3 From the Westminster CIL Neighbourhood Portion, £0.272m is requested for approval in this report. If approved, the total allocation of the neighbourhood portion of CIL to projects will be £1.003m, leaving a total balance of £8.503m.

8. Legal Implications

- 8.1 The legislation governing the development, adoption and administration of a Community Infrastructure Levy (CIL) is contained within the Planning Act (2008) and the Community Infrastructure Levy Regulations 2010 (as amended). The associated government National Planning Policy Guidance is also important in guiding this process. There are other areas of law which should be considered when assessing certain developments for CIL liability and determining the appropriate sum due. These include matters relating to social housing, procurement, charitable institutions and state aid.
- 8.2 The Director of Law has considered the proposed allocation and expenditure of CIL funds set out in this report and is satisfied that they fall within the guidelines set out in the above legislation and regulations.

9. Equalities

- 9.1 Under the Equalities Act 2010 the council has a "public sector equality duty". This means that in taking decisions and carrying out its functions it must have due regard to the need to eliminate discrimination, harassment, victimisation and any other conduct prohibited by the 2010 Act; to advance equality of opportunity between persons who share a relevant protected characteristic (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation) and those who do not share it; and to foster good relations between persons who share a relevant protected characteristic and those who do not share it.
- 9.2 The council is also required to have due regard to the need to take steps to take account of disabled persons' disabilities even where that involves more favourable treatment; to promote more positive attitudes toward disabled persons; and to encourage participation by disabled persons in public life.
- 9.3 The 2010 Act states that "having due regard" to the need to promote equality of opportunity involves in particular having regard to: the need to remove or minimise disadvantages suffered by persons sharing a protected characteristic; take steps to meet the needs of persons sharing a protected characteristic that are connected with it; take steps to meet the needs of persons who share a protected characteristic that are different from those who

do not; and encourage persons with a protected characteristic to participate in public life or any other activity in which participation by such persons is disproportionately low.

- 9.4 The courts have held that “due regard” in this context requires an analysis of the issue under consideration with the specific requirements set out above in mind. It does not require that considerations raised in the analysis should be decisive; it is for the decision-maker to decide what weight should be given to the equalities implications of the decision.
- 9.5 All decisions on spending CIL will themselves be subject to assessment to ensure the 2010 Act duties are complied with. The council will review its CIL charging schedule on a biennial basis.

Appendices

Appendix A CIL Balance and Allocations, 29th February 2020

Appendix B The neighbourhood CIL portion, 29th February 2020

Appendix C Projects put forward for funding from Westminster's Community Infrastructure Levy (CIL) 'Neighbourhood Portion'

If you have any queries about this Report or wish to inspect any of the Background Papers, please contact:

Michael Clarkson, Principal Policy Officer

Tel: 07811 677 027

Email: mclarkson@westminster.gov.uk

BACKGROUND PAPERS

Report to Cabinet dated 20th February 2017 on the Governance of the Westminster Community Infrastructure Levy (CIL) and Pooled Section 106 Resources

Report to Cabinet CIL Committee dated 2nd November 2017 on the Governance of the Westminster Community Infrastructure Levy (CIL) and Pooled Section 106 Resources

Decision Statement of Cabinet CIL Committee dated 3rd November 2017 on the Governance of the Westminster Community Infrastructure Levy (CIL) and Pooled Section 106 Resources

Report to Cabinet CIL Committee dated 26th March 2018 on Westminster Community Infrastructure Levy (CIL) and Pooled Section 106 Funding – Project Allocations

Decision Statement of Cabinet CIL Committee dated 28th March 2018 on Westminster CIL and Pooled Section 106 Funding – Project Allocations

Report to Cabinet CIL Committee dated 25th July 2018 on Westminster Community Infrastructure Levy (CIL) and Pooled Section 106 Funding – Project Allocations

Decision Statement of Cabinet CIL Committee dated 26th July 2018 on Westminster Community Infrastructure Levy (CIL) and Pooled Section 106 Funding – Project Allocations

Cabinet Member Report to Cabinet Member for Place Shaping and Planning dated 28th August 2018 on Westminster Community Infrastructure Levy (CIL) – Ward Member Proposals

Decision Statement of Cabinet Member for Place Shaping and Planning dated 31st August 2018 on Westminster Community Infrastructure Levy (CIL) – Ward Member Proposals

Report to Cabinet CIL Committee dated 5th December 2018 on Westminster Community Infrastructure Levy (CIL) – Project Allocations

Decision Statement of Cabinet CIL Committee dated 12th December 2018 on Westminster Community Infrastructure Levy (CIL) – Project Allocations

Report to Cabinet CIL Committee dated 1st July 2019 on Westminster Community Infrastructure Levy (CIL) and pooled Section 106 contributions – Project Allocations

Decision Statement of Cabinet CIL Committee dated 3rd July 2019 on Westminster Community Infrastructure Levy (CIL) and pooled Section 106 contributions – Project Allocations

Report to Cabinet CIL Committee dated 9th October 2019 on Westminster Community Infrastructure Levy (CIL) and pooled Section 106 contributions – Project Allocations

Decision Statement of Cabinet CIL Committee dated 10th October 2019 on Westminster Community Infrastructure Levy (CIL) and pooled Section 106 contributions – Project Allocations

Report to Cabinet CIL Committee dated 21st January 2020 on Westminster Community Infrastructure Levy (CIL) and pooled Section 106 contributions – Project Allocations

Decision Statement of Cabinet CIL Committee dated 21st January 2020 on Westminster Community Infrastructure Levy (CIL) and pooled Section 106 contributions – Project Allocations

For completion by the Cabinet Member for Business and Planning

Declaration of Interest

I have <no interest to declare / to declare an interest> in respect of this report

Signed: _____ Date: _____

NAME: **Councillor Matthew Green, Cabinet Member for Business and Planning**

State nature of interest if any

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(N.B: If you have an interest you should seek advice as to whether it is appropriate to make a decision in relation to this matter)

For the reasons set out above, I agree the recommendations in the report entitled **Westminster Community Infrastructure Levy (CIL) – Project Allocations (Q1)** and reject any alternative options which are referred to but not recommended.

Signed

Councillor Matthew Green, Cabinet Member for Business and Planning

Date

If you have any additional comment which you would want actioned in connection with your decision you should discuss this with the report author and then set out your comment below before the report and this pro-forma is returned to the Secretariat for processing.

Additional comment:

.....

.....
If you do not wish to approve the recommendations, or wish to make an alternative decision, it is important that you consult the report author, the Director of Law, the City Treasurer and, if there are resources implications, the Director of People Services (or their representatives) so that (1) you can be made aware of any further relevant considerations that you should take into account before making the decision and (2) your reasons for the decision can be properly identified and recorded, as required by law.

Note to Cabinet Member: Your decision will now be published and copied to the Members of the relevant Policy & Scrutiny Committee. If the decision falls within the criteria for call-in, it will not be implemented until five working days have elapsed from publication to allow the Policy and Scrutiny Committee to decide whether it wishes to call the matter in.

Appendix A: CIL Balance and Allocations, 29th February 2020

Total CIL Collected: **£73.104m**

Total Strategic CIL: **£59.918m**

Infrastructure Type	Total Collected	Total Allocations	Remaining Balance for Allocation
Public Realm/ Transport (50%)	£29.959m	£23.186m	£6.773m
Health & Community Services (10%)	£5.992m	£2.488m	£3.504m
Education (5%)	£2.996m	£1.767m	£1.229m
Parks/ Open Space (5%)	£2.996m	£2.751m	£0.245m
Utilities/ Waste (10%)	£5.992m	£4.377m	£1.615m
Other (20%)	£11.984m	£6.478m	£5.506m
TOTAL	£59.918m	£41.046m	£18.873m

Appendix B: The neighbourhood CIL portion, 29th February 2020

Neighbourhood Area	Neighbourhood CIL Collected	Neighbourhood CIL Allocated	Neighbourhood CIL Available
Queens Park	£2,097.74	-	£2,097.74
Notting Hill East	£12,400.07	£10,000.00	£2,400.07
Bayswater	£189,363.96	-	£189,363.96
Little Venice and Maida Vale	£1,597,640.30	-	£1,597,640.30
Belgravia	£432,764.48	£29,000.00	£403,764.48
Church Street	£216,497.15	-	£216,497.15
Churchill Gardens Estate	£0.00	-	£0.00
Ebury Bridge	£0.00	-	£0.00
Fitzrovia West	£297,068.79	£152,000.00	£145,068.79
Hyde Park and Paddington	£910,534.73	£275,000.00	£635,534.73
Knightsbridge	£67,821.88	£20,000.00	£47,821.88
Maida Hill	£3,810.00	-	£3,810.00
Marylebone	£1,507,426.86	£100,000.00	£1,407,426.86
Mayfair	£887,853.60	-	£887,853.60
Pimlico	£4,357.11	-	£4,357.11
Soho	£350,823.11	-	£350,823.11
South East Bayswater	£537,963.62	-	£537,963.62
St James's	£33,124.37	-	£33,124.37
St John's Wood	£294,160.97	-	£294,160.97
Victoria	£217,564.80	-	£217,564.80
Westbourne	£182,460.03	-	£182,460.03
Outside Neighbourhood areas	£1,760,891.22	£145,000.00	£1,615,891.22
Total	£9,506,624.81	£731,000.00	£8,775,624.81

Appendix C: Projects put forward for funding from Westminster's Community Infrastructure Levy (CIL) 'Neighbourhood Portion'

Project No.	Project Name	Location/ Ward(s)	Organisation	Total Recommended CIL Allocation	Recommended Funding Stream
1	Bishops Bridge Road Public Realm Action Plan	Hyde Park	Hyde Park & Paddington Neighbourhood Forum	£0.050m	Hyde Park & Paddington Neighbourhood CIL
2	Norfolk Square Gardens Showcase Garden	Hyde Park	Hyde Park & Paddington Neighbourhood Forum	£0.020m	Hyde Park & Paddington Neighbourhood CIL
3	Star Street Green Space Improvements	Hyde Park	Hyde Park & Paddington Neighbourhood Forum	£0.057m	Hyde Park & Paddington Neighbourhood CIL
4	Edgware Road Insights Study	Hyde Park; Marylebone High Street	Hyde Park & Paddington Neighbourhood Forum and Marylebone Neighbourhood Forum	£0.040m	Hyde Park & Paddington Neighbourhood CIL (£0.020m); Marylebone Neighbourhood CIL (£0.020m)
5	Central Island Improvements for Elgin Avenue	Little Venice	Paddington Waterways and Maida Vale Society	£0.030m	Little Venice and Maida Vale Neighbourhood CIL
6	Charing Cross Area Public Realm	St. James's; West End	Heart of London BID	£0.075m	'Outside Neighbourhood Areas' Neighbourhood CIL
TOTAL		-	-	£0.272m	-